

In re:
Antonie S Williams
Arelis A Pizarro-Williams
Debtors

Case No. 20-12225-elf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Sep 15, 2021

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 17, 2021:

Recip ID	Recipient Name and Address
db	#+ Antonie S Williams, 112 Central Avenue, Morrisville, PA 19067-6264

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 17, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 15, 2021 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Debtor Antonie S Williams brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com
BRAD J. SADEK	on behalf of Joint Debtor Arelis A Pizarro-Williams brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com
DENISE ELIZABETH CARLON	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc. bkgroup@kmlawgroup.com
REBECCA ANN SOLARZ	on behalf of Creditor Quicken Loans LLC bkgroup@kmlawgroup.com

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User: admin

Page 2 of 2

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REBECCA ANN SOLARZ

on behalf of Creditor Quicken Loans LLC fka Quicken Loans Inc. bkgroup@kmlawgroup.com

ROBERT H. HOLBER

on behalf of Trustee ROBERT H. HOLBER trustee@holber.com rholber@ecf.axosfs.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 9

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	
Antonie S. Williams	:	Case No.: 20-12225-elf
Arelis A. Pizarro-Williams	:	
	:	
Debtors	:	Chapter 13

**ORDER GRANTING DEBTORS' MOTION FOR AUTHORITY TO SELL REAL
PROPERTY**

AND NOW, this 15th day of Sept., 2021, upon consideration of the Motion for Authority to Sell Real Property filed by Debtors, upon notice to all interested parties, upon the filing, and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that Debtors are granted permission to sell their real property located at 112 Central Avenue, Morrisville, Pennsylvania 19067 ("Property"), for the sale price of \$250,000.00, pursuant to the terms of a certain real estate agreement of sale dated as of August 9, 2021 plus \$695.75 for city/town taxes for the period of September 15, 2021 to December 21, 2021 and \$4,438.32 for assessments for the period of September 15, 2021 to June 30, 2022 paid by the Debtors for a total of \$255,134.07, to the buyer thereunder, Ekaterine Iobidze ("Buyer"), who has been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the approximate following manner:

- | | | |
|----|--|----------------------|
| 1. | Ordinary and reasonable settlement costs, including,
but not limited to those related to notary services, deed
preparation, disbursements, express shipping, surveys,
municipal certifications, or any other such routine matters | \$ <u>3,151.75</u> |
| 2. | Liens paid at closing | \$ <u>198,398.41</u> |
| 3. | Real estate taxes, sewer, trash and/or other such items | \$ <u>500.00</u> |
| 4. | Property repairs, if any | \$ <u>n/a</u> |
| 5. | Real estate commission, at no greater than 6% | \$ <u>12,500.00</u> |
| 6. | Attorney's fees, if any | \$ <u>n/a</u> |
| 7. | Any small (less than \$300) allowances agreed to be made
to Buyer to settle any unforeseen dispute arising at | |

settlement	\$ <u>n/a</u>
8. Other	\$ <u>n/a</u>
ESTIMATED AMT DUE TO SELLERS	\$ <u>40,583.91</u>

This Order is contingent upon all liens and mortgages, including those held by Pennsylvania Department of Revenue, Quicken Loans, and EnerBank USA being paid in full at closing subject to a proper and accurate payoff at the time of sale. The lien will otherwise remain on the property unless paid in full.

After paying all liens in full and all costs of sale, the title clerk shall pay to William C. Miller, Chapter 13 standing trustee, any amount remaining after Debtors have received their exemption of \$50,300.00.

The title clerk shall fax a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement.

Debtor may convert this case to one under Chapter 7. In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing trustee shall be transferred to the appointed Chapter 7 trustee.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of this Order is hereby waived.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE